

TYPE II REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1303)



NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type II) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Chapter 18.600, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

Project Name: Walnut Grove Apartments

Case No: PSR2003-00042; SEP2003-00090; VAR2003-00007

Request: The applicant is requesting site plan approval for construction of a 65-unit apartment building for low-income elderly tenants. The site is located in the Medium Density Residential (R-22) zoning district.

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Checklist Review Staff Report and SEPA Threshold Determination, when completed, will be available for viewing at 1408 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 20.06.030. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 20.06.045.

Location: South side of NE 58th Street and the east side of NE 72nd Avenue

Owner: Columbia Non-Profit Housing
C/O Vancouver Housing Authority
2500 Main Street
Vancouver, WA 98660

Applicant: Andrews Architects, Inc.
Attn: James E. Andrews, AIA
205 SE Grand Avenue, Suite 207
Portland, OR 97214
(503) 239-4387; (503) 231-3369 FAX
E-mail: jim@andrews-architects.com

Contact Person: Same as applicant

Staff Contact: Alan Boguslawski, Extension: 4921

Neighborhood Contact: Glenwood Hills NA
Not active at this time

Legal Description of Property:

Tax lots 1/3 (107990), and 6/3 (108013), located in the NW ¼ of Section 17, Township 2 North, Range 2 East of the Willamette Meridian.

Plan / Zone Designation:

UM (Urban medium Density Residential) / R-22 (Residential)

Approval Standards/Applicable Laws:

Clark County Code Chapters: 12.05A (Transportation Standards), 12.41 (Transportation Concurrence), 13.08A (Sewer), 13.29 (Stormwater and Erosion Control), 13.40A (Water), 15.12 (Fire Protection), 18.65 (Impact Fees), 18.311 (Residential Districts), 18.402A (Site Plan Review), 18.600 (Procedures), and 20.50 (SEPA).

Application & Fully Complete Date:

Application Filed: August 5, 2003
Fully Complete: September 25, 2003

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Rosie Hsiao at (360) 397-2375, Ext. 4335, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeals:

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$175** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Alan Boguslawski
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>
alan.boguslawski@clark.wa.gov**

Date of this Notice: October 14, 2003

Closing Date for Public Comments:

October 28, 2003

(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)